



MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, July 22, 2014

PRESENT: Gary Stonewall, Chair
Keith Kudrna
Jack McGiffin
Steve Kaufman

ABSENT: Julius Arceo
Ed Jones, Vice-Chair
Greg Walczyk

STAFF: Allan Berry, Public Works Director
Erika Palmer, Development Analyst

1. CALL TO ORDER

Chair Stonewall called the meeting to order at 6:45 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Chair Stonewall inquired if any person would like to speak on a non-agenda item, hearing none moved to approval minutes.

3. REVIEW AND ADOPT MINUTES

Approval of the June 24, 2014 is deferred to the next meeting.

4. WORK SESSION

a. Village Street Tree Discussion

Development Analyst Palmer explained many of the Village Street sidewalks have buckled. There have been continuous discussions over the past year as to how to resolve the street tree and sidewalk issue. The current code requires the street trees be Chanticleer Pear and be planted, on average, every 30 feet. Nancy Buley, Schmidt & Sons Nursery, is here to present the recommended tree options and planting requirements in regards to Village Street. Want to ensure the best tree option is available to help prevent the issues from arising again. If the choice is not a Chanticleer Pear then some code amendments will be required. Director Berry noted the street trees in front of City Hall are an Ash species. Not sure the Ash is the best choice either, but will want a consistent tree all along Village.

Ms. Buley reviewed the benefits and value of trees; why we want to plant trees. Reviewed the scientific measurement to determine the value of a tree i.e. stormwater management, reduce energy needs, air quality, etc. Need to balance the benefits with the negative i.e. roots lifting sidewalks.

Ms. Buley explained the thinking surrounding trees has changed over the last twenty years. When the Village was created mono-cultures were popular. A high volume of tree loss can occur in a mono-culture though when a tree species is diseased or infested. The recommendation is to increase planting diversity. The planting selection for Village Street is limited. Some of the trees are no longer recommended or are decreasing in popularity. There are

better options to select from. Chanticleer Pears were very popular, but are not the best tree for this environment.

Ms. Buley reviewed street tree options applicable to the Village with some detail regarding foliage, canopy, height, etc. Examples included a Sweet Gum, Metro Maple Gold, Swamp Wide Oak, American Dream Oak, American Hawthorne, etc. For the success of any tree adequate planting and space must be provided. (*Exhibit A – Presentation*)

Director Berry asked what tree Ms. Buley would recommend for Village Street that would provide shade, complement and enhance the street character, provide some color, etc. Ms. Buley inquired if soil volumes had been determined. Director Berry replied the tree box design is 6x6. Ms. Buley suggested considering connecting the tree boxes underneath to provide more soil to the trees and exploring the use of an engineered/structured soil due to the high volume of pavement and concrete surrounding the trees. Adequate soil volume is critical to the success of the tree.

Commission Kaufman inquired if the concrete between the trees is really needed. Director Berry responded we are looking to find a solution. Right now we are bound to what the code states. Director Berry noted even if the tree boxes were continuous, adding trees to create a continuous canopy is problematic because of water meter boxes, light poles, etc. The 6x6 boxes were located around all of these obstructions. Is there a tree that would work in the 6x6 box? Ms. Buley answered there are some smaller volume trees that would still provide some shade. Ms. Buley invited the Commission to come to the nursery for a tour to see the different tree options.

Commissioner Kaufman commented he would support exploring having different types of trees allowed within the same area. Ms. Buley remarked having a selection of trees to choose from, different species but similar shapes, is recommended.

Director Berry inquired if the Commission supported reviewing the space requirements and tree species options for street trees and amend the code if needed. The Commission agreed the standards should be reviewed and amended where needed to help provide solutions for the sidewalk/street tree issue. Ms. Buley recommended having a landscape architect consult on the Village Street design. The Commission requested Director Berry organize a nursery tour and proposed inviting Village Street representatives to attend.

Commissioner McGiffin inquired how severe the Village St. sidewalk issue is. Director Berry responded the sidewalk issue on Village St. is huge, in part because the sidewalk is so wide. The entire sidewalk needs to be replaced. The tree issue is being examined closely because we don't want the same issues to reoccur. We want to plant the correct tree.

Mr. Jeff Anderson commented the sidewalk issue began 7 years ago, with increased intensity in the last year and a half with injuries, law suits, etc. The Village St. residents and business owners want a tree to choose from within the code that will function. They want healthy trees that enhance the street but do not create the sidewalk safety hazards.

The Commission looked at the proposed Village St. sidewalk plan.

Note: Unable to document discussion due to multiple conversations overlapping on the recording.

b. Development Code Review for Low Impact Development (LID) Strategies

Development Analyst Palmer shared her observations during her code review for potential barriers to LID.

- FMC 19.165.010(B) – Purpose and applicability. Language allows flexibility at discretion of the Public Works Director to accommodate alternative stormwater management.
- FMC 19.165.025(F)(1) – Local Residential Street Sections. Submitted a grant application to update the Transportation Systems Plan (TSP). If project moves forward, propose adding better policy language within the TSP and provide better cross-sections to allow more LID treatments for streets.
- FMC 19.165.025(G) – Traffic Signals and Traffic Calming Features. Allows for traffic circles which can be used to treat stormwater. Special Paving allows for alternative surfaces i.e. impervious asphalt, grass street pavers, etc.
- FMC 19.162 – Access and Circulation. Provides options for sharing driveways which helps to reduce impervious surfaces. Staff can research specifications for driveway openings. Not sure if there are opportunities to incorporate different strategies.
- The code allows for different surface options for driveways, parking isles and turn-arounds i.e. asphalt, concrete, or comparable, durable non-paving materials to reduce surface water and protect water quality.

Overall the code hits on a lot of areas. Some of the barriers we could improve in are reviewing the TSP and alternative street design to incorporate more LID features.

Commissioner Kudrna inquired if there will be opportunities to utilize these techniques when Fairview is near build-out. Development Analyst Palmer replied she believes there will be more private streets and parking areas i.e. Town Center area has large parcels than when developed may incorporate some of these features to manage stormwater.

5. STAFF UPDATES

Development Analyst Palmer handed out a list of all the land use applications staff has received and is processing since January 1 with their status. There are applications in the Pre-App stage that if they were to advance would be coming before the Planning Commission. (*Exhibit B*)

6. COMMISSION UPDATES

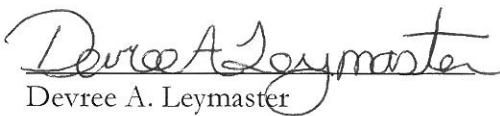
None.

7. TENTATIVE AGENDA – August 26, 2014

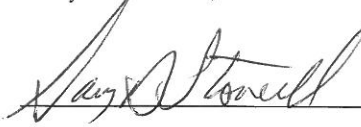
Work Session – Fairview Village Street Tree Discussion.

8. ADJOURNMENT

Meeting adjourned by consensus at 8:35 PM.


Devree A. Leymaster
City Recorder

Gary Stonewall, Chair


Date: 8-26-2014



City of Fairview Public Works Land Use Applications

January 1, 2014 – July 18, 2014

Pre-Application Conferences

2014-10 PRE	1930 NE 201 st	3 Lot Partition/LLA
2014-21 PRE	20939 NE Halsey	3 story vertical mixed use building
2014-22 PRE	22000 NE Halsey	Mixed use horizontal development (160 residential units/commercial/office)

Type I Permits

Land Divisions and Property Line Adjustments

2014-11 FP	1910 NE 201	Final Plat – 3 Lot Partition	In progress
2014-09 LLA	240 Main	Create a new tax lot/move historic lot lines	Denied

Home Occupations

2014-05 HO	1432 NE Village	Essential Wellness	Approved with Conditions
2014-06 HO	3848 NE 206 th	Northwest Bandsaw	Approved with Conditions
2014-12 HO	21401 NE Sandy	Scottco Inc	Approved

Modifications

2014-15 MOD	23000 NE Marine	Minor Modification to allow a covered parking area	Approved with Conditions
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Natural Resource Permits

2014-08 NR	20500 NE Marine	Maintenance/Repair of boardwalks and viewing platforms	Approved with Conditions
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Temporary Use Permits

2014-07 TEMP	Village Street	Farmers Market	Approved with Conditions
2014-16 TEMP	Community Park	Fairview on the Green	Approved with Conditions
2014-17 TEMP	NE 223 rd /Sandy	Fruit Stand	Approved with Conditions
2014-19 TEMP	22320 NE Haley	Retail Nursery	In Progress
2014-20 TEMP	Community Park	National Night Out	Approved with Conditions

Type II Permits

Dock Permits

2014-02 DOCK	3615 NE 217 th	Freestanding Dock	Approved with Conditions
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Non-Conforming Use Determinations

2014-04 NCU	20757 NE Sandy	Verification of continuation of use	Approved
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Zoning Code Interpretations

2014-03 INT		Similar Use Determination	Granted (an appeal was initially filed but withdrawn)
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